

It's Party Time!

Like most people, we look forward to the holiday season every year. For us, it's because it is the time of year when we put down our work for a few hours to spend time with some of our favorite people--you!

If you've been here awhile, you know our get-togethers just keep getting better and better. Last year's turnout was so great that we're moving to a larger space this year.

We have something special planned for you! This year, the Maleno Community Holiday Party will be held at **Calamari's Restaurant**, centrally located at 1317 State St.

Meet us in our reserved room and enjoy good food, good drinks, and most importantly, good company!

The Details:

Place: Calamari's Restaurant at 1317 State St, Erie, PA

Date: 12/13/18, Thursday

Time: 5:30—7:30 PM

RSVP is Really Appreciated, But Not Necessary

If you know you're coming, [please RSVP](#). We want to make sure there's plenty of food on hand. If you aren't sure, no worries. Come if you're able. We'll make sure there's plenty!

"We really love it here! There's nothing of this quality and caliber back home in Pittsburgh. The Village at Pacific feels like the perfect home."

-Ryan Brophy



Calamari's 1317 State St

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December 2017

Winter Snow Plowing

We all know, the world doesn't stop turning when the snow starts falling. In order to ensure all our residents are able to get out when needed, we need you to move your car for snow removal. **HAVE YOUR CARS REMOVED FROM ALL PARKING AREAS AND IN FRONT OF YOUR GARAGE BY 9:00 AM, OR YOU WILL GET PLOWED IN.**

On Weekdays, snow plowing will begin at 7:30 AM if snowfall is less than 2". Plowing will begin at 5:30 AM if snowfall is heavier. Areas around mailboxes and sidewalks will be shoveled daily if above 2". If there is a snow storm of 8" or more, additional equipment may be called in to make certain the snow is removed in a timely manner.

On weekends, the roads will only be done if there is 2" or more of snow. Plowing will begin at the same time as weekdays. Driveways and sidewalks will be done on weekends only if there is 5" of snow or more. Although we make every effort to keep the snow clear at all times, you may want to keep a shovel on hand for your convenience.

Maintenance Corner

Who could forget last year's record snowfalls? Good news, though! [The 2019 Old Farmers' Almanac](#) is calling for a warm, wet winter in our area for the coming season. And by wet, they mean rain. The coldest days and heaviest snows are forecasted in early December, early and late January.

Winter Home Maintenance Reminders

- Never turn your furnace off in cold weather or let the room temperature fall below 55°. National Fuel Gas recommends keeping your thermostat at 68° during the winter to keep your costs low.
- Keep your bedroom and bathroom doors open to let the air circulate and keep you warmer.
- On very cold days, open the vanity doors under the bathroom sinks (*in Lakeview, Scenery Hills, and Shadow Pines*)
- Make sure the heating vents in all bathrooms are left open.
- Be sure to keep your garage door closed at all times (*Village residents—crack door when running dryer*)
- Air conditioning cannot be used in winter months.

Christmas Tree Disposal

Real Christmas trees are permitted in all of our apartment homes. Please remove the tree when it dries out, as it becomes a fire hazard. Our garbage service will not accept the trees; we ask that you dispose of your tree at one of the recyclable drop-off areas. Lakeview, Shadow Pines, and The Village can drop off trees at [Millfair Compost Center](#). Scenery Hills residents can check with the [Erie City Public Works Department](#).

Bits 'n Pieces

Don't forget to refer your family, friends, and co-workers! You'll earn \$100 rent credit for every approved referral. Make sure they tell us at the time of application, in order for you to qualify.

Sprinkle salt on carpets to dry out muddy footprints before vacuuming.

Sip some apple cider! An eight ounce cup provides a full serving of fruit, plus fiber, antioxidants, and potassium.

Garbage disposals are not garbage cans. Did you know hot water should never be run down the disposal? [Click here](#) to read the do's and don'ts. Or check out our maintenance videos on our website.

For an after-hour emergency please call 814-833-6516 **option 9**.

We ask you to be considerate of our employees after 5:00 PM or holidays and week-ends. Please only call for service in a true emergency

Our online newsletter features extra articles like "What to do in Erie this season".

Recipe Corner



Peanut Butter Cookies

Ingredients for 25 cookies:

- 1 cup peanut butter
- 1/2 cup sugar
- 1 egg

Preparation:

1. Preheat oven to 350°
2. In a large bowl, mix together the peanut butter, sugar, and egg.
3. Scoop out a spoonful of dough and roll it into a ball. Place the cookie balls onto a nonstick baking sheet.
4. For extra decoration and to make them cook more evenly, flatten the cookie balls by pressing a fork down on top of them, then press it down again at a 90o angle to make a criss-cross pattern.
5. Bake for 8-10 minutes or until the bottom of the cookies are golden

Source: Tasty.co.com



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What to Do in Erie This Season

We often take for granted the incredible seasons we experience in this unique, upper northwest corner of Pennsylvania. Yes, the winter brings gray skies, earning the city's nickname of "dreary Erie". However, Erie-ites are some of the hardest people in the country. By taking advantage of all there is to do this season, you can reframe our nomenclature to "Cheery Erie"!

From indoor cultural events to outside tours and sports, there's something for everyone. Check out these sites for all the things to see and do this season and coming year:

- ♦ VisitErie.com
- ♦ VisitPA.com
- ♦ GoErie.com
- ♦ EventBrite.com
- ♦ YourErie.com
- ♦ Erieartsandculture.org



Be sure to check a few or all of the sites! Not all events are listed on any one site.

There's nothing wrong with sitting by the fire, enjoying a delicious cup of hot cocoa and reading a good book. Sounds good, right?!

We do think a must-do at least once is to take a brisk, invigorating sleigh ride! In North East, reservations can be made at [Burch Farms](#). If you're up for a drive, a little over an hour away in Burton, OH is [Ma & Pa's](#), where you can schedule a private ride for you or your family.

Featured Home for Sale

**7697 Redbud Trail, Fairview, PA
16415 | \$344,900**

Neighborhood: Evergreen Farms
Property Type: Single-Family Home
Bedrooms: 4
Bathrooms: 2.5
Square Ft: 2,267

This new-construction home has all the special craftsmanship details that made Maleno Builders a **2018 Erie's Choice Awards** recipient!

This "Gabriel" design was constructed with every detail in mind, including: stone piers, custom tiled master shower, plank look wood tile, quartz countertops, and gorgeous maple cabinets. Maleno Builders offers an exclusive 2 year/10 year warranty and energy-efficient homes.

Once you see a Maleno-built home, you'll fall in love! Don't take our word for it though, **call 814-833-6516** today for your tour with one of our expert realtors!





What is a “Full-Service” Real Estate Agency?

Some folks may be under the misconception that we represent only the homes built by our award-winning Custom Builders group. We are extremely proud to represent these homes! However, we are actually a full-service real estate agency. Our expert realtors are fully experienced in **helping people buy any property, whether it’s an empty lot, a pre-existing home, a new home built by Maleno or any other home.**

While some agencies do so, Maleno does not charge any fees to help you find your next home.

Know someone interested in selling their home? As a full service agency, we provide complete service throughout—from the initial consultation to marketing and showing the home, and negotiating with the buyer’s agent. Again, we help sell properties other than Maleno properties. With over 40 years’ experience we’ve developed strong contacts in the community and a wide network in which to encourage other brokers to bring their buyers to our listings.

Meet our realtors

Natalie Washburn, Broker/Owner:

Natalie oversees all the real estate listings and transactions within the Agency. She also specializes in property management and selling homes in Home Owner Association communities like Countryside Condos.

Jarrold Maleno: Jarrod can be found hosting an open house, on most Sundays, in the Maleno custom built homes in Evergreen Farms and Brandy Run subdivisions, located in Fairview, PA. He specializes in energy-efficiency and smart home technology.



Twin Realtors: Aimee Pfleger & Angie Rinn: Aimee and Angie specialize in understanding the real estate landscape in Erie neighborhoods. They understand the difference one block can have over another with raising or lowering the value of a home. When they’re asked to provide a market analysis, these twins look beyond the surface.

Maleno is Erie's Choice Builder!

For the second year in a row, Maleno was recently voted **Erie's Choice Home Builder**. We're both humbled and grateful for the trust and confidence the Erie community has placed in us. If you were one of the voters who lifted us to the win, we say "thank you!"



Our Maleno Real Estate team will be happy to discuss building and other buying options with you when you're ready to buy a home. We don't charge any fees for the service, so take advantage of this free consultation. In addition to Natalie Washburn and Jarrod Maleno, twin realtors Aimee Pfleger & Angie Rinn are here to help. Contact any of our realtors at 814-833-6516.

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Maleno

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5355 Rome Dr
Erie, PA 16509

Malenohomes.com

Office Hours

Monday—Friday
8 - Noon & 1 - 5 PM
Saturdays by appointment

Emergency Maintenance After Hours:

814-833-6516 opt 9

Malenohomes.com/propertymanagement

Reduce Your Rent!

Our Resident Referral Program continues through the end of the year. If you refer a friend who is approved and signs a lease with us, you'll earn credit off your rent.

You get \$100 in **FREE RENT** credit for each referral you send us, who signs a lease, and moves in. If you send one person, you earn \$100; if you send five people you earn \$500 in FREE RENT credit!

Pick your neighbors and pad your pocket at the same time. You can't go wrong.

Earn your discounts today! Tell your referrals to call Linda at 814-833-6516 ext. 116 or go to malenohomes.com to learn more about our communities. Or, if your friend agrees, send their name, phone number, and/or email address to [Linda](#) to contact!

The Rules:

- You must be a current resident.
- Applicant must sign a lease by 12/31/18 in order for the referral to be paid.
- Applicant must tell us at the time of signing that they were referred by you.
- Rent credit will be applied the month following the lease signing..
- Offer expires 12/31/18.

**Based on availability*